

CLAY TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

January 25, 2016

Members present were: Bruce Leisey, Clair Beyer and Jon Price. Adrian Kapp was absent.

Also present were those listed on the attendance sheet.

Jon Price called the meeting to order at 7:00 p.m.

Election of Officers

Clair Beyer made a motion, seconded by Bruce Leisey to appoint Jon Price as Chairman for 2016. * The motion was unanimously approved.

Bruce Leisey made a motion, seconded by Jon Price to appoint Adrian Kapp as Vice-Chairman for 2016. * The motion was unanimously approved.

Bruce Leisey made a motion, seconded by Jon Price to appoint Clair Beyer as Secretary for 2016. * The motion was unanimously approved.

Reading of the Minutes

Bruce Leisey made a motion, seconded by Clair Beyer, to dispense with the reading of the minutes of the December 28, 2015 meeting. *The motion was approved unanimously.

Approval of the Minutes

Clair Beyer made a motion, seconded by Bruce Leisey, to approve the minutes of the December 28, 2015 meeting. *The motion was approved unanimously.

Correspondence

None

Plan Review

1. Premier R&G Properties - Waiver of Land Development

Richard Stauffer, Developer, reviewed the plan with the Planning Commission.

The Developer is requesting a waiver of land development to remodel a building at 2059 West Main St, into a 4 unit apartment. The remodel will consists of 1 unit in the lower level and 3 units on the second floor. The construction of the units will be within the existing walls of the building and will not be any larger than what exists currently. Public water and sewer are available. The parking area coverage will expand by only 292 sf, as depicted on the drawing.

Jennifer Prunoske reviewed the email from Hanover Engineering dated 1/25/16 with the Planning Commission and Mr. Stauffer.

Bruce Leisey made a motion, seconded by Clair Beyer to recommend approval of the Waiver of Land Development to the Board of Supervisors contingent on compliance with Section 301.A. * The motion was unanimously approved.

Section 301.A - Subdivision and/or Land Development plans shall be reviewed by the Township Planning Commission, The County Planning Commission and other Township, State or County Officials as deemed necessary pursuant to and consistent with other provisions, and thereafter shall be approved or disapproved by the Township Supervisors in accordance with the procedures specified in Part 3 and other sections of the Clay Township Subdivision and Land Development Ordinance, subject to the following conditions/exceptions:

1. The applicant shall provide written confirmation of a PennDOT Highway Occupancy Permit for the access drive or certification from an engineer that the existing access drive meets or can be modified to meet the PennDOT regulations and a permit can be issued for the access drive base on its intended use (Section 402.D.16).
2. Parking shall not be permitted within 10 feet of any property line or within 10 feet of a public road right-of-way (Section 603.A.1.a).
3. Parking spaces shall be a minimum of 9 feet wide by 18 feet deep (Section 603.A.1.b)
4. Buffer planting shall be provided along the west side of the parking facilities in compliance with Section 609.A, or as approved by the Board of Supervisors (Section 603.A.1.c)
5. Parking area shall provide sufficient back-up area for all end stalls (Section 603.A.1.e)
6. Pavement markings including parking space lines and circulation direction/arrows (if deemed necessary by the Board of Supervisors) shall be provided (Section 603.A.1.f and i)

- 7. The parking compound will have lighting installed to a minimum average of 2 foot-candles at an elevation of 3 feet, or as otherwise approved by the Board of Supervisors, based on photometric plans and details verifying compliance (Section 603.A.1.g)

New Business

- 1. PSATS Conference Attendance

Jon Price asked if the Board of Supervisors would be willing to pay for registration for him to attend the PSATS Conference.

No decisions were made at this time.

Adjournment

Clair Beyer made a motion, seconded by Bruce Leisey, to adjourn the meeting at 7:50 p.m. *The motion was approved unanimously.

ABSENT

Adrian Kapp, Vice Chairman

Jon Price, Chairman

Clair Beyer, Secretary

Bruce Leisey, Member